

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 576 Camberwell Road, Camberwell Vic 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,160,000 & \$1,280,000

Median sale price

Median price \$2,303,000 House X Unit Suburb Camberwell

Period - From 01/10/2017 to 31/12/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	87 Durham Rd SURREY HILLS 3127	\$1,372,000	18/11/2017
2	72 Bath Rd GLEN IRIS 3146	\$1,350,000	18/10/2017
3	4 Morey St CAMBERWELL 3124	\$1,110,000	28/10/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price

\$1,150,000 - \$1,265,000

Median House Price

December quarter 2017: \$2,303,000



 2  1  1

Rooms:

Property Type: House (Res)

Land Size: 309 sqm approx

Agent Comments

Comparable Properties



87 Durham Rd SURREY HILLS 3127 (REI)

Agent Comments

 3  1  3

Price: \$1,372,000

Method: Auction Sale

Date: 18/11/2017

Rooms: 5

Property Type: House (Res)

Land Size: 500 sqm approx



72 Bath Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,350,000

Method: Private Sale

Date: 18/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 403 sqm approx



4 Morey St CAMBERWELL 3124 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,110,000

Method: Auction Sale

Date: 28/10/2017

Rooms: 4

Property Type: House (Res)

Land Size: 309 sqm approx